

# Bringing it Home



Housing First from the Lens of a  
Supportive Housing Developer

Interfaith Housing Development Corporation of Chicago

# *Interfaith Housing Development Corporation*

- Partner with local community organizations, church groups
  - Project is part of the community
- Create developments that are unique to
  - Specific neighborhoods
  - Specific populations
- Housing includes supportive services



# IHDCC Developments

Development / Neighborhood / Year	Target Population	Total # of Units	Partners
<b>Inner Voice Veterans House</b> East Garfield Park / 1993	Veterans who have completed chemical dependency program	15 units	Inner Voice
<b>Interfaith House</b> East Garfield Park / 1994	Homeless individuals discharged from hospitals	60 units	Interfaith Council for the Homeless
<b>Vision House</b> Grand Boulevard / 1997	Individuals and families affected by HIV/AIDS	25 units	Liberty Baptist Church, Cook County HIV Primary Care Center, Provident Hospital
<b>Cressey House</b> Near West Side / 1998	Individuals and families in recovery from substance abuse	27 units	Cathedral Shelter
<b>Ruth Shriman House</b> Uptown / 1999	Low-income senior citizens	82 units	Jane Addams Senior Caucus, Lakeview Action Council
<b>Sanctuary Place</b> West Humboldt Park / 2003	Single women and some with Children; Adult women having a history of chronic substance abuse and incarceration	69 units	Interfaith Council for the Homeless, Humboldt Park Development Association
<b>Independence House</b> North Lawndale / 2004	Large families who are homeless and with a head of household who has a history of chronic substance abuse.	25 units	Gateway Foundation
<b>Casa Kirk</b> South Chicago / 2005	Mixed income housing for people with incomes below 50% of the AMI. Several units set aside for formerly homeless.	29 units	Claretian Associates



# *Developments in Pipeline*

- Intergenerational housing for
  - Youth aging out
  - Grandfamilies
    - Coppin House
    - Sankofa House
- Housing for families who have experienced family violence
  - Clara's Village



# *Affordable Supportive Housing*

- Maximize space, light and natural air for improved
  - Breathing conditions
  - Personal outlook
  - Personal space
- Include environmentally friendly and resource efficient systems
  - Operating efficiency

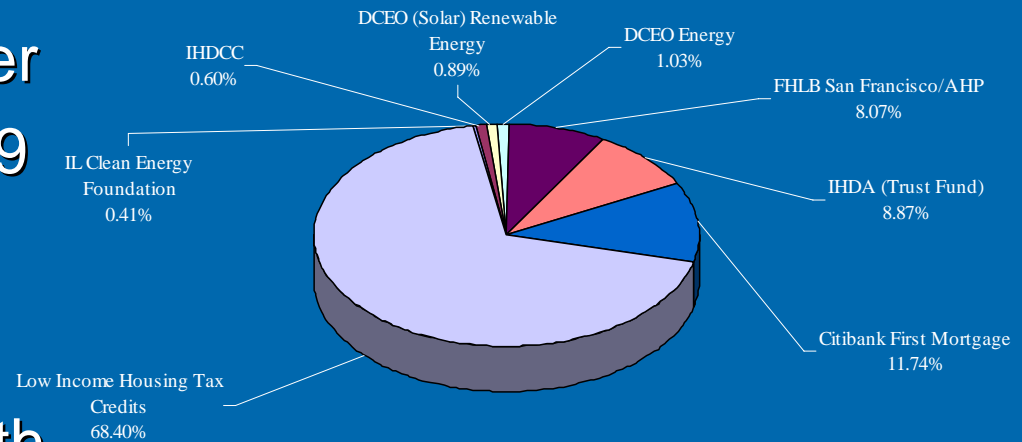


# Financing



# Sanctuary Place Financing

- Capital \$8,457,446
- Operating (5 year Shelter Plus Care grant for all 69 units for about \$2.9 million)
- Social Services (Interfaith Council for the Homeless received a two-year SHP)



LIHTC	ICECF	IHDCC	DCEO	DCEO	FHLB	IHDA	Citibank
5,784,680	35,000	50,800	75,006	86,900	682,500	750,000	992,560



# Addressing NIMBY

- Community member is at the heart
  - Bringing community connections
  - Community networks
- Community meetings
  - Alderman
  - Churches
- Skills Discovery
- Housing belongs to the community





# *Independence House and Sanctuary Place*

- Large families
- 25 units
- 2,3,4 bedrooms
- Partner – Gateway Foundation
  - One case manager on site
  - Part time jobs coach and lifeskills counselor
- Women
- Formerly incarcerated
- 63 SROs and 6 townhomes
- Family rooms in SRO building
- Partner – Interfaith Council for the Homeless
  - Organization on site

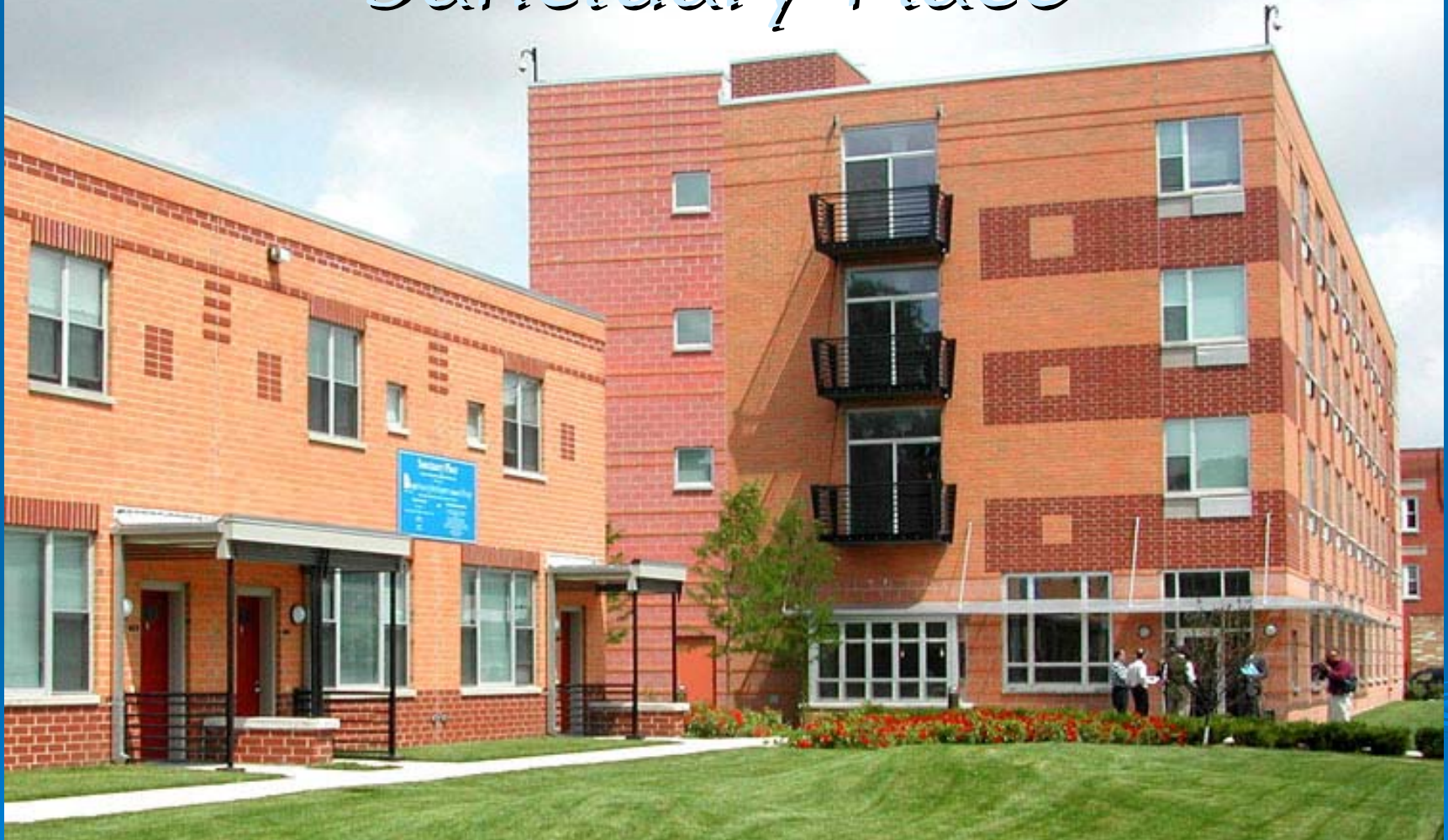


# Common Ground

- Both developments serve people with chronic substance use histories
- Assessment looks at chronicity and time
- Can be referred directly from treatment center
- Rents from HUD's Shelter Plus Care
  - Homeless
  - Chronic disability



# *Sanctuary Place*



# Independence House



# *Sanctuary Place*

- Six three-bedroom townhouses accommodate women who have recently regained custody of their children
- 3 Family rooms or “living rooms” in the SRO that offer a private, comfortable space for mothers to meet with their families as they strive toward reunification



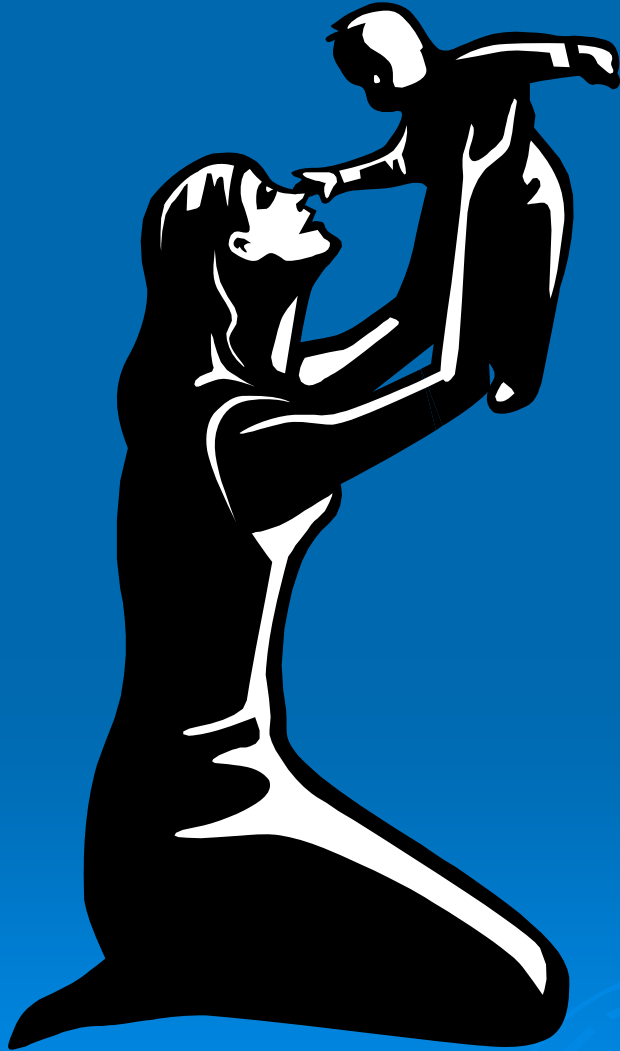


# Independence House

- 25 households
- 33 adults
- 70 children



# Independence House

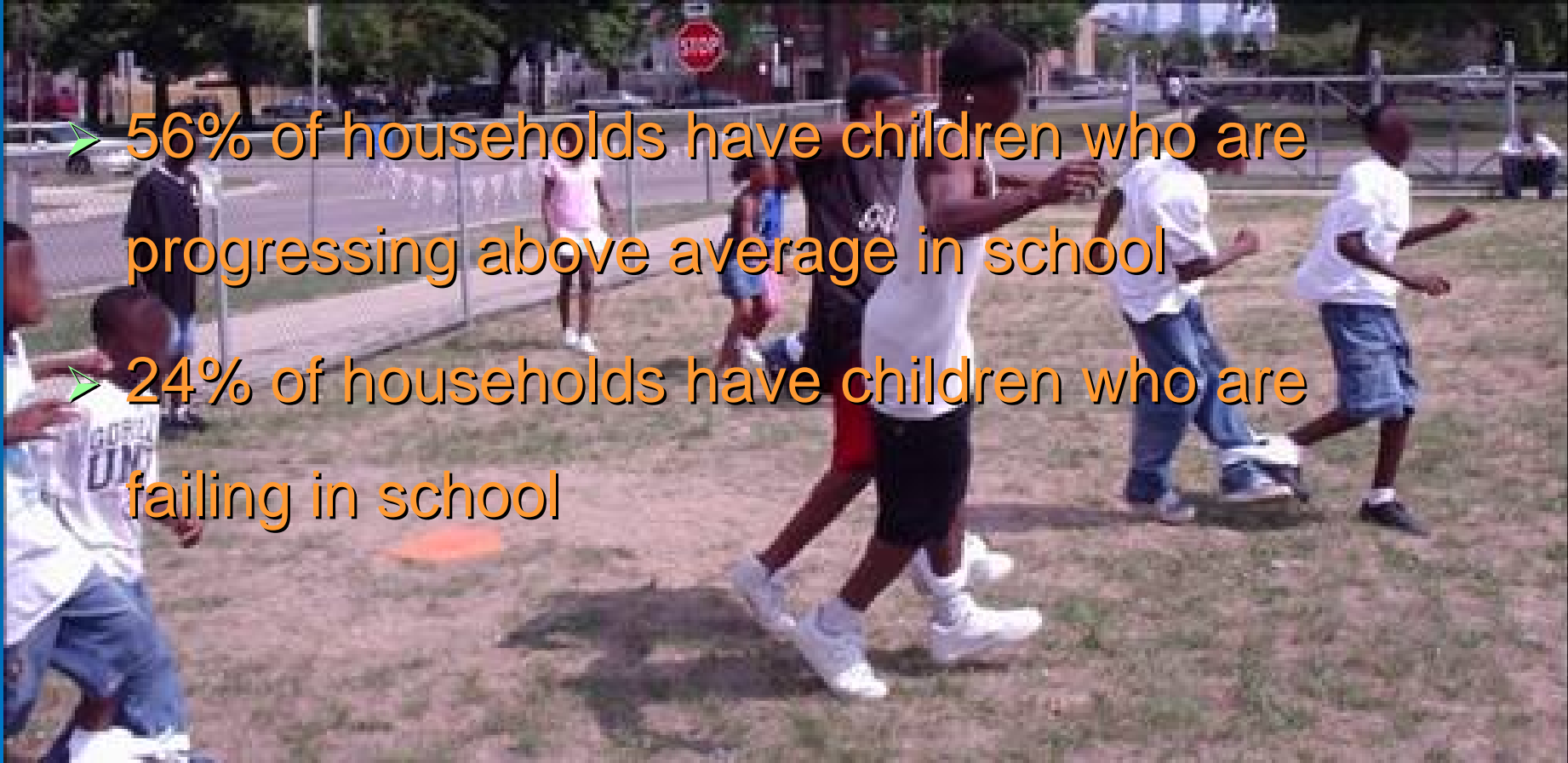


- Impact on children
- Impact on adults
  - Building community
  - Family unit
  - Relapse



# Children

- 56% of households have children who are progressing above average in school
- 24% of households have children who are failing in school





# Change in Families

- Family unification – 44%
- New pregnancies and births – 20%
- Family breakups – 16%



# *Maintaining Sobriety*

- 56% of tenants have maintained sobriety
- 36% of tenants have relapsed
- 24% have relapsed more than once



# Building Community

- No turnover for over a year
- 88% of tenants pass apartment inspections
- 80% of tenants pay rent on time
- 56% of tenants actively participate in tenant council meetings
  - Summer celebration
  - Winter celebration
  - Newsletter



# Lessons learned

- Emphasis on Housing retention
  - House Rules in the context of Fair Housing Laws
  - Relapse is not a reason for losing housing
    - Strongly urged to seek treatment
  - Appeals process
  - Community building has a strong impact is helping with maintaining sobriety
    - Tenants want to maintain safety of themselves and children
    - Tenants want to maintain sobriety
- Skills Discovery – staff local and have a stake in the development
- Service Partner – neighbor, brings organizational support and resources
- Eligibility - Lot of homeless families do not meet Shelter Plus Care disability definition, but they still are in need of the housing
- Space - Kids don't like program space on the first floor...make it as normal as possible

